



# K-IRPC

*Kankakee-Iroquois Regional Planning Commission*

R05-21-A-001

115 East Fourth Street, P.O. Box 127, Monon, Indiana 47959-0127

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*\* Economic/Community Development*

*\* Arrowhead Country Public Transit*

*\* K-IRPC Head Start Program*

*\* Rural Transportation Planning*

## NARRATIVE INFORMATION SHEET

### KIRPC, Indiana FY2021 EPA Brownfields Assessment Grant

1. Applicant Identification:

Kankakee-Iroquois Regional Planning Commission (KIRPC)  
115 East Fourth Street, PO Box 127  
Monon, Indiana 47959

2. Funding Requested:

a) Assessment Grant type: Community-Wide

b) Federal Funds Requested: \$300,000 for Hazardous Substances and Petroleum

3. Location: Eight Counties served by KIRPC: Benton, Carroll, Jasper, Newton, Pulaski, Starke, Warren, White

4. Property information for site specific proposal: NA

5. Contacts:

a) **Project Director:**

Mr. Edwin Buswell, AICP, Executive Director, KIRPC  
115 East Fourth Street, PO Box 127, Monon, IN 47959  
Phone: (219) 253-6658, email: [elb@kirpc.net](mailto:elb@kirpc.net)

b) **Chief Executive:**

Mr. Edwin Buswell, AICP, Executive Director, KIRPC  
115 East Fourth Street, PO Box 127, Monon, IN 47959  
Phone: (219) 253-6658, email: [elb@kirpc.net](mailto:elb@kirpc.net)

6. Population: KIRPC 8-County Region<sup>1</sup>: 144,266

Counties and Communities in which Target Areas/Priority Sites are located:

Jasper County<sup>1</sup>: 33,562

Rensselaer<sup>2</sup>: 5,757

Newton County<sup>1</sup>: 13,984

Kentland<sup>2</sup>: 1,853

Morocco<sup>2</sup>: 1,067

<sup>1</sup>2019 population estimate; <sup>2</sup>2014-2018 American Community Survey; [data.census.gov](http://data.census.gov)

7. Other Factors Checklist:

| <b>Other Factors</b>   | <b>Page #</b> |
|--|---------------|
| Community population is 10,000 or less. <b>Rensselaer, Kentland and Morocco all have populations less than 10,000.</b>   | 1             |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory.  | n/a           |
| The priority brownfield site(s) is impacted by mine-scarred land.  | n/a           |
| The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). | n/a           |
| The priority site(s) is in a federally designated flood plain.   | n/a           |
| The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.  | n/a           |
| 30% or more of the overall project budget will be spent on eligible reuse planning activities for priority site(s) within the target area.   | n/a           |

8. Letter from State or Tribal Environmental Authority: Attached

**SUPPORT LETTER FROM INDIANA DEPARTMENT OF ENVIRONMENTAL  
MANAGEMENT**



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204  
(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Eric J. Holcomb  
*Governor*

Bruno L. Pigott  
*Commissioner*

October 28, 2020

Mr. Edwin Buswell, AICP  
Executive Director  
Kankakee-Iroquois Regional Planning Commission (KIRPC)  
115 East 4th Street, P.O. Box 127  
Monon, Indiana 47959

Re: IDEM Acknowledgement Letter  
U.S. EPA Brownfields Grant Proposal  
Community-wide Assessment  
Kankakee-Iroquois Regional Planning  
Commission (KIRPC)  
Indiana

Dear Mr. Buswell:

This letter is provided in support of the Kankakee-Iroquois Regional Planning Commission (KIRPC) proposal (benefitting the member Counties of Benton, Carroll, Jasper, Newton, Pulaski, Starke, Warren, and White) to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that KIRPC is requesting \$300,000. It is IDEM's understanding that this funding will be utilized to perform Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, to conduct cleanup and redevelopment planning activities (e.g., Remediation Work Plans) as applicable for these priority sites, and to orchestrate community outreach activities (e.g., public meetings related to the grant).

IDEM believes that KIRPC has demonstrated its commitment to redeveloping brownfields by it and its respective member communities having taken advantage of financial and technical assistance offered by U.S. EPA and the Indiana Brownfields Program (e.g., previous U.S. EPA grantee and active Program participants). This assessment grant funding will help KIRPC continue its efforts to address brownfields in order to help spur economic growth for struggling residents within the KIRPC micro communities and rural areas through enhanced streetscape gateways and retail/commercial entrepreneurship redevelopment.

Should an opportunity arise for KIRPC to need petroleum eligibility determinations or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM realizes that KIRPC is committed to participating in the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program, as applicable, during the Assessment Grant performance period. IDEM and the Indiana Brownfields Program are committed to continuing their support of brownfield redevelopment in the KIRPC region by providing technical assistance and program coordination.

Based on the information submitted and past experience, IDEM considers KIRPC an excellent candidate to receive U.S. EPA grant funding again to continue its regional brownfield redevelopment endeavors, which align with Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with KIRPC. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,



Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)  
Stephen Zins, SME

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

*(i) Background and Description of Target Area:* The Kankakee-Iroquois Regional Planning Commission (KIRPC) is a regional and economic development organization that encompasses 3,367 square miles and includes the eight west-central rural Indiana counties of Benton, Carroll, Jasper, Newton, Pulaski, Starke, Warren and White. KIRPC's region is located along the I-65 corridor between Chicago and Indianapolis.

KIRPC unifies the region with economic and community development services including brownfields redevelopment based upon the region's Comprehensive Economic Development Strategy (CEDS). KIRPC provides a voice to the 38 micro-communities (each with populations <10,000) and rural townships that comprise the eight counties (*total population for all 8 counties is 144,266; 2019 population estimate American Community Survey (ACS)*). The largest town has a population under 5,800 and two counties qualify as micro communities with total county population of less than 10,000 residents (*2019 population estimate ACS*).

Economic roots for the region, besides agriculture, are in iron, steel, wood, and transportation industries. While KIRPC's region is rural, cumulatively problems created by brownfields rival that of a large city. The Great Recession of 2008 hit the region hard leaving the communities with the loss of major employers, tax revenues and blight remaining from abandonment of facilities and buildings.

KIRPC previously used funds from their FY2015 U.S. EPA Assessment Grant to begin assessing brownfields across the region and has successfully stimulated several brownfields redevelopments. Of the 30 assessments conducted during the FY2015 Grant period, only three were in Jasper and Newton Counties. As a result, KIRPC will focus grant funds on brownfields located in three Target Areas (TAs) within Jasper and Newton Counties.

**Rensselaer Downtown TA** is the heart of the Town of Rensselaer (Jasper County), population 5,757 (2014-2018 ACS). Like so many small towns throughout rural America, Rensselaer began to experience the effects of depopulation in the 1980s and as a result, many downtown buildings became blighted and vacant.

**Kentland Rail Corridor TA** is an approximately 1.0-mile long corridor along the southern border of the town of Kentland (Newton County). This blighted corridor is the primary industrial hub for Kentland, population 1,853 (2014-2018 ACS), and the surrounding rural areas.

**Morocco TA** is a small (population 1,067 (2014-2018 ACS)) town in Newton County. It is littered with numerous vacant, blighted buildings, most of which adjoin schools and/or low-income neighborhoods. Because of its' small size and number of blighted buildings, Morocco is the TA.

*(ii) Description of the Priority Brownfield Sites(s):* The **Rensselaer Downtown TA** is the focus of the town's efforts to restore vibrancy to the community. The **priority site** consists of three contiguous now vacant parcels, formerly developed with **The Town Mall** shopping center. A 2019 fire completely destroyed the shopping center that had been a fixture in the community since the 1950s. Historical tenants of the shopping center are unknown; however, it is expected that asbestos-containing materials (ACMs) and lead in paint were present in the building, and that they could have impacted soil when the shopping center burned down. **The Town Mall** site was chosen as a priority site because its planned redevelopment into a community park/green space and public parking will provide much needed "quality of life" downtown amenities for Rensselaer.

The **Kentland Railroad Corridor TA** contains numerous vacant former industrial brownfields. The former **S&S Plastics priority site** is comprised of three contiguous, vacant former manufacturing sites (approximately 4 acres) along the railroad corridor. A fire in 2019 substantially destroyed the interior of one of the two remaining buildings. Past manufacturing uses likely resulted in the release of contaminants to soil and groundwater. Contaminants likely included volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) and metals. The **S&S Plastics** site was chosen as a priority

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site because its redevelopment will jump-start reinvestment in the Kentland Opportunity Zone and provide employment opportunities for underemployed/unemployed residents.

The **Morocco TA** is littered with overgrown, vacant lots and vacant, blighted buildings. The priority site in this target area is a former **Auto Sales/Repair** facility. The site is comprised of two vacant buildings in extreme disrepair, and based on their ages (constructed in 1950), likely containing asbestos-containing building materials. It is unknown whether underground storage tanks (USTs) were associated with the site. However, contaminants from known historical operations likely include VOCs, PAHs, and metals. The site adjoins a residential neighborhood and school. It was chosen as a priority site because its exposure concerns for nearby residents are unknown and its redevelopment will stimulate new commercial development.

### **b. Revitalization of Target Area**

(i) ***Reuse Strategy, Alignment with Revitalization Plans:*** KIRPC's **Comprehensive Economic Development Strategy (CEDS)** details a cohesive vision for livable rural communities through creation of new job opportunities; reinvesting in older downtown areas; and the prioritization of redevelopment and infill development of brownfields over development of prime agricultural land. The reduction of brownfields throughout the region was begun as a direct result of KIRPC's FY2015 Assessment Grant.

Rensselaer's 2018 **Downtown Revitalization Plan** details goals that include 1) expansion of quality of life amenities and wellbeing through improved Potawatomi Park access and pedestrian friendly living streets, and 2) using creative place making strategies focused on community gathering points and connectivity.

As micro-communities, Kentland and Morocco (the other two communities in which TAs are located) do not have individual Comprehensive Plans, but were active participants in formation of KIRPC's CEDS. Kentland, does have an active **Opportunity Zone Task Group (OZ Task Group)**. Formed in 2017, the OZ Task Group conducted multiple meetings with residents and prepared a prospectus that identified warehousing, logistics, solar energy, agribusiness, real estate, and manufacturing as six key areas of industry on which to focus OZ redevelopment, especially in the ***Kentland Railroad Corridor TA***. Morocco, in late 2019, began the application process for Indiana's Office of Community & Rural Affairs (OCRA) Blight Clearance Program. After meeting with local residents, town officials identified three vacant, blighted sites, including the **Auto Sales/Service** priority site, on which to focus the funding. Unfortunately, the State has temporarily frozen this funding due to reallocation of funds related to the COVID-19 pandemic.

Rensselaer's projected redevelopment for the **Town Mall** priority site is a community park/green space that will adjoin their extended walk/bike trail that connects Potawatomi Park to Downtown and for additional public parking. This aligns with the Town's goals to improve access to and connectivity with Potawatomi Park and KIRPC's goal of reinvesting in downtowns.

Kentland's projected redevelopment for the **S&S Plastics** priority site is as a "shovel ready" site within their OZ. This aligns with Kentland's goals to prioritize infill development in the Railroad Corridor and KIRPC's goals to create new job opportunities and redevelop brownfields instead of expanding into prime agricultural land.

Morocco's projected redevelopment of the **Auto Sales/Repair** priority site into new local retail / commercial development aligns with the Town's goal to reduce blight and KIRPC's goal to prioritize redevelopment of brownfields.

(ii) ***Outcomes and Benefits of Reuse Strategy:*** The redevelopment of the priority sites will have the following outcomes and economic benefits.

**Rensselaer Downtown TA:** Planned redevelopment in this area will provide much-needed opportunity for new greenspace and public parking. Redevelopment of the priority site as a park/green space and public parking will not result in additional jobs or revenue, but will help present the Town as an attractive place to visit and build along the I-65 corridor.

**Kentland Rail Corridor TA:** Kentland's **Rail Corridor** is located in a designated Opportunity Zone (OZ) in Newton County. Assessment of sites in this TA will facilitate demolition of the

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deteriorating buildings, making the properties more attractive for redevelopment, and spurring economic growth in the OZ. Posting site information to the Opportunity Investment Consortium of Indiana will maximize site exposure in order to connect potential investor member sponsors to redevelopment opportunities in the OZs. Expected outcomes for site redevelopment include an estimated 1,000 jobs created by 2030. Kentland also anticipates that eventual redevelopment of the industrial sites will provide over \$400K in additional annual revenue to the tax base.

**Morocco TA:** The **Auto Sales/Repair** property is a highly visible gateway property located on one of the main roadways into Morocco. The property, blighted and suspected of having environmental concerns, adjoins a neighborhood and school. The Town envisions commercial reuse of the site with amenities such as restaurants or shops. Outcomes include evaluating and removing environmental impacts, demolishing the blighted buildings, creating a welcoming gateway into Town, and increasing tax revenues and property values.

### **c. Strategy for Leveraging Resources**

**(i) *Resources Needed for Site Reuse:*** To date, KIRPC communities have leveraged over \$3.0M in private development and are tracking an additional \$30-40M in proposed development. Assessments conducted during the FY2015 Grant helped leverage \$200K in Indiana Petroleum Orphan Site Initiative funds to remove USTs from three sites, and \$600K in Indiana's Office of Community & Rural Affairs (OCRA) funds for streetscape improvements on another site (Section 4.b.i). These sources will be applied for, as appropriate, for assessed sites as part of FY2021 Assessment Grant. Furthermore, KIRPC will assist the TAs with accessing the Indiana Brownfields Program Brownfields Revolving Loan opportunities (up to \$500,000).

**(ii) *Use of Existing Infrastructure:*** The TAs and the priority sites are located in older, industrial urban areas and contain the required infrastructure to support most types of redevelopments and the revitalization plans discussed in Section 1.b.i. Directing grant funds to these priority sites and TAs will facilitate the use of existing infrastructure during redevelopment activities.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

**(i) *The Community's Need for Funding:*** KIRPC prioritized the TAs in the region due to small populations and associated lack of capacity to manage federal grants. The ongoing opioid crisis in the region and stagnant tax revenues have triggered a loss of money available for community reinvestment, including the redevelopment of brownfield sites. The opioid crisis has cost Jasper and Newton Counties (home to the TAs) \$145.7M and \$49.6M, respectively, from 2003 to 2017 — placing them in the top 50% of Indiana's most financially impacted counties. The County-level Aggregate Costs arising from Indiana's Opioid crisis authored by IUPUI Columbus and IU Bloomington (2018) includes lost productivity that local businesses experienced as well as expenses felt on the public level, including strained court systems, police departments and hospitals.

In addition, communities in the TAs and throughout the 8-County region have experienced long-term funding challenges since 2010, when the State's Constitutional Amendment to cap property tax rates went into effect. Neither the micro-communities in which the TAs are located, Jasper and Newton Counties, nor the other Counties in the region, have the money to do more than operate and need outside funds to begin assessing, and eventually cleaning up / redeveloping brownfields. The EPA assessment grant will provide funds not otherwise available to help begin site assessment and cleanup planning efforts.

### **(ii) *Threats to Sensitive Populations***

**(1) *Health or Welfare of Sensitive Populations:*** The impoverished and sensitive populations in the TAs are those residents (including children) living in poverty in all targeted areas. Poverty rates for children in the TAs range from 14.1% to 37.3% (2014-2018 ACS). Similarly, the percentage of households with children under the age of 18 in the TAs who relied on Food Stamps in 2018 ranged from 60.7% to 66.7% (2014-2018 ACS), compared to the national rate of 46.7% and state rate of 50.2%. The U.S. EPA's Environmental Justice Screening and Mapping

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Tool (EJSCREEN) rates the TAs as 56% to 70% higher than all other block groups in the State for particulate matter and ozone indicators, and 58% to 71% higher than all other block groups in the State for air toxics cancer risk and respiratory hazards. The overriding health risks and welfare concerns combined with the exposure to contaminants emanating from uncontrolled brownfields can be minimized by using grant funds to assess the priority sites. This will lead to removal of blight and will restore safe site conditions, as well as stimulate redevelopment, job growth and quality of life.

### (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:

It is no surprise that rates of incidence and mortality associated with cancer and respiratory diseases in Jasper and Newton Counties are elevated and correlate with the EJSCREEN data above. Cancer incidence and death rates and chronic lower respiratory deaths for Jasper and Newton Counties along with comparison to Indiana and national incidence and rates are presented below. Data are not available below the County level.

| Indicator                                       | Jasper County | Newton County | Indiana | U.S.  |
|---|---------------|---------------|---------|-------|
| All cancer deaths <sup>1,3</sup>                | 179.9         | 172.1         | 172.9   | 155.5 |
| Lung/Bronchus cancer incidence <sup>1,3</sup>   | 72.7          | 74.3          | 72.2    | 58.3  |
| Lung/Bronchus cancer deaths <sup>1,3</sup>      | 48.8          | 63.8          | 48.9    | 38.5  |
| Chronic Lower Respiratory Deaths <sup>2,3</sup> | 56.2          | 102.5         | 55.2    | 40.9  |

<sup>1</sup> statecancerprofiles.cancer.gov (2014-2018); <sup>2</sup> CDC wonder; <sup>3</sup> cases per 100,000 population

As shown in the above table, all cancer deaths in Jasper and Newton Counties, as well as lung cancer incidence and deaths, and chronic lower respiratory deaths exceed U.S. rates. Chronic lower respiratory deaths in Newton County exceed State rates by 85% and U.S. rates by 150%. The Assessment Grant will support characterizing threats the priority brownfields pose to human health and the environment in the targeted areas. Threats will be subsequently reduced by development/implementation of cleanup plans that incorporate engineering and/or institutional controls to further limit exposures

**Disproportionately Impacted Populations:** County and local efforts to address the effects of a steady decrease in employment opportunities, income levels, and tax revenues are thwarted by the number of abandoned, underutilized sites, many of which have reverted to County ownership and no longer generate tax revenue. As presented earlier in the text, the sensitive populations are children and the poor who are most affected by brownfields, as they are financially “trapped” living in the midst of vacant, blighted buildings that result in reduced property values or dilapidated rental housing. The presence of brownfields in the TAs and throughout the region creates areas of blight and decreases property values; median home values in the TAs range from \$87.3K to \$114.9K compared to the Indiana and U.S. median values of \$147.3K and \$229.7, respectively (2014-2018 ACS). The TA homes built prior to 1970 range from 72% to 89% of the housing stock with potential health exposures to friable asbestos, deteriorating walls with lead paint and higher energy and maintenance costs. The grant-funded assessment and subsequent redevelopment of brownfields in the TA will result in reinvestment in the surrounding residential neighborhoods. This reinvestment will improve the quality of life, increase real estate values 5% to 15.2% (“EPA Benefits to Communities”), and create jobs.

### **b. Community Engagement**

**(i)Project Involvement and (ii)Project Roles:** The partners listed below represent entities who will be engaged in eligible grant activities. KIRPC collaborates with these partners to assist communities throughout their 8-County region.

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| Partner Name   | Point of contact (name, email & phone)  | Specific involvement in the project   |
|--|---|---|
| <b>Kentland Opportunity Zone Task Force</b> is a citizen group that created a prospectus for business development in the OZ.   | Mike Davis, Task Force Director<br><a href="mailto:mdavis@kentland.in.gov">mdavis@kentland.in.gov</a> , 219.869.1156  | Assist in redevelopment efforts by marketing the <b>S&amp;S Plastics</b> priority site and other assessed sites in the OZ to businesses.  |
| <b>Main Street Rensselaer</b> is a nonprofit whose mission is to foster economic vitality and promote hometown appeal in Rensselaer.   | Stace Pickering,<br><a href="mailto:spickering@ciinsurance.com">spickering@ciinsurance.com</a><br>219-866-5129  | Coordinate public involvement & solicit input regarding assessment & redevelopment planning for the <b>Town Mall</b> priority site.   |
| <b>Morocco Projects Unlimited</b> is a nonprofit that plans and implements community-wide beautification projects.   | Sherri Rainford, <a href="mailto:moroccoclerk@rhsi.tv">moroccoclerk@rhsi.tv</a><br>(219) 285-2070   | Inform local residents of the planned assessment and cleanup planning of the <b>Auto Sales/Repair</b> priority site.  |
| <b>Local Economic Development Organizations (LEDOs)</b> attract, retain and expand businesses in Indiana. The LEDOs, one in each county, promote local economic issues to help businesses succeed. | Stephen Eastridge, Jasper County LEDO,<br><a href="mailto:stephen@jaspercounty.in.com">stephen@jaspercounty.in.com</a> ,<br>219.866.3080<br>Tim Myers, Newton County LEDO,<br><a href="mailto:ncedc@newtoncounty.in.gov">ncedc@newtoncounty.in.gov</a> ,<br>219.869.0951<br>LEDOs for Benton, Carroll, Pulaski, Starke, Warren and White Counties, as appropriate | Inform businesses of grant availability, future cleanup & redevelopment potential of the <b>priority sites</b> in Jasper & Newton Counties & other assessed sites in the 8-County region. Identify non-priority sites to be assessed; identify & leverage other funding programs. |

**(iii) Incorporating Community Input:** KIRPC is supported by a 45-member board of directors. The board members consist of town and county elected officials, economic development professionals, and representatives from private businesses/nonprofits. All tasks and prioritization activities associated with the FY2015 EPA Brownfields Grant were shared with the board on a monthly basis which provided a unique opportunity for widespread outreach through board members across the region. KIRPC will continue this successful community input strategy and work with LEDOs, individual TA leadership, residents/property owners, community/citizens groups, community-based partners, and the lenders and developers conducting or supporting the actual work.

As with the FY2015 Assessment Grant, the plan to involve stakeholders will include three primary efforts: **1)** KIRPC and the Jasper and Newton County LEDOs (Section 2.b.i) will **announce the Grant award** in press releases to local newspapers and in ads placed on local radio stations and local Public Access Television stations to reach residents at all education and access levels. The announcement will also be posted on KIRPC's website and social media (Facebook and Twitter) pages. Key community organizations (Section 2.b.i) will be given information to distribute and place on their websites. **2)** KIRPC will host an **initial outreach and "kick-off" meeting** to acquaint LEDOs, key community organizations, environmental organizations, educational institutions, and the media with the grant project. KIRPC will ask stakeholders to identify additional brownfields they feel are impacting their health and welfare. These sites will be added to KIRPC's list of potential sites for funding. Meeting outcomes will be distributed through KIRPC and LEDO websites and community social media pages and a

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newsletter. 3) KIRPC will **continue communication with stakeholders**. Additional public meetings and presentations will be coordinated by KIRPC and applicable LEDOs as requested by community organizations. At the close of the project, KIRPC will hold a final public meeting to share project outcomes. Presentation materials and minutes will be archived and placed on the KIRPC's website and social media pages. Social media, community websites and newsletters will be used to reach out to and gather input from the general public.

Due to the COVID-19 Pandemic, KIRPC has been conducting all meetings through online meeting platforms and/or conference calls since Spring 2020. During conduct of the grant program, KIRPC will continue to conduct meetings remotely if similar precautions are required. As described above, regardless of how meetings are conducted, meeting outcomes will be distributed through such means as posting on websites and social media pages, distribution of newsletters, and distribution of press releases.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Description of Tasks/Activities and Outputs:** KIRPC will use the grant to assess priority sites in the TAs and other high-risk and developable sites (i.e., non-priority sites) identified during the 3-year performance period and support cleanup and redevelopment of these brownfields. Project implementation, schedule, and costs are based upon KIRPC's FY2015 EPA Grant experience. The following four tasks will be implemented to accomplish this plan.

| <b>Task 1 – Programmatic and Outreach</b>   |
|---|
| <p><b><u>i. Project Implementation</u></b></p> <ul style="list-style-type: none"><li>• The Work Plan will be prepared and the Cooperative Agreement (CA) will be executed.</li><li>• A Qualified Environmental Professional(s) (QEP) will be retained in compliance with applicable federal procurement regulations.</li><li>• Quarterly reports will be submitted to the U.S. EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; and MBE/WBE/DBE and final project closeout documentation will be submitted.</li><li>• Staff will attend brownfields training programs.</li><li>• Project “kick-off” meetings will be hosted by KIRPC and each TA.</li><li>• Community Outreach Activities include press releases, updating KIRPC's website and social media as well as community-based partners' websites, conducting site specific meetings. Will also notify the impacted residents about assessments at priority and other sites.</li><li>• Assistance will be requested from applicable County health departments as appropriate throughout the performance period to understand and prioritize health risks at brownfield sites identified for assessment.</li></ul> |
| <p><b><u>ii. Anticipated Schedule</u></b></p> <ul style="list-style-type: none"><li>• The Work Plan will be prepared within one month of receiving notification of the grant award. The CA will be executed within three months of award.</li><li>• A QEP will be retained within three months of award.</li><li>• Quarterly reports will be submitted within 30 days of the end of the quarterly reporting period, beginning in January 2022. ACRES will be updated as sites are assessed. ACRES will be updated with cleanup and/or redevelopment information during and/or after the performance period. MBE/WBE/DBE reports will be submitted annually. Final project closeout documentation will be submitted once the performance period ends.</li><li>• Staff will attend brownfields training programs as available during the grant period.</li><li>• A project “kick-off” meeting held within one month of receiving notification of the grant award for KIRPC Board; kick-off meetings scheduled within each TA by January 2022.</li><li>• Community outreach activities will continue throughout the performance period.</li></ul>  |
| <p><b><u>iii. Task/Activity Lead</u></b></p> <p>KIRPC will be responsible for day-to-day programmatic oversight and outreach activities throughout the performance period.</p>  |

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|---|
| <p><b><u>iv. Outputs</u></b></p> <p>Work Plan, CA, quarterly reports (12); ACRES updates; MBE/WBE/DBE reports; final project closeout documentation; staff training; public meetings and development of outreach materials.</p>   |
| <p><b>Task 2 – Site Inventory</b></p>   |
| <p><b><u>i. Project Implementation</u></b></p> <ul style="list-style-type: none"> <li>Soliciting input for sites region-wide; interviewing stakeholders and visiting sites to determine if projects meet eligibility and prioritization scoring criteria. Non-priority sites will be evaluated and added to the inventory. TA-related sites will receive higher prioritization ranking.</li> </ul>  |
| <p><b><u>ii. Anticipated Schedule</u></b></p> <ul style="list-style-type: none"> <li>The prioritization system will be developed within three months of grant award.</li> <li>Non-priority sites will be added to the inventory throughout the 3-year performance period.</li> </ul>  |
| <p><b><u>iii. Task/Activity Lead</u></b></p> <p>KIRPC will be the lead and work with LEDOs and QEP(s).</p>  |
| <p><b><u>iv. Outputs</u></b></p> <p>Updated brownfields inventory and prioritization.</p>   |
| <p><b>Task 3 – Site Assessment</b></p>  |
| <p><b><u>i. Project Implementation</u></b></p> <ul style="list-style-type: none"> <li>Priority sites and non-priority sites identified during the performance period will be evaluated through performance of Phase I and/or Phase II assessments, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards/practices. Health &amp; Safety Plan (HASP) will be prepared prior to each Phase II assessment.</li> <li>QEP(s) will prepare a Quality Assurance Project Plan (QAPP) and submit it to the U.S. EPA for approval.</li> <li>Assessments on both priority and other sites following securing site access will continue.</li> <li>KIRPC will coordinate activities with stakeholders/TAs/Board/Partners.</li> <li>KIRPC and QEP(s) will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met.</li> </ul>  |
| <p><b><u>ii. Anticipated Schedule</u></b></p> <ul style="list-style-type: none"> <li>Once sites are selected and site access is granted, EPA eligibility will be submitted for approval. Phase I and/or Phase II assessments will begin by February 2022 and continue throughout the term.</li> <li>Phase II Assessments will begin once the QEP(s) receives U.S. EPA approval of their Quality Assurance Project Plan (QAPP) (depends on EPA timing, anticipated to be accomplished within three months of QEP selection).</li> <li>Assessments on both priority and non-priority sites after securing site access will continue throughout the performance period.</li> <li>KIRPC staff will meet with prospective purchasers, developers to determine specific project needs for redevelopment for overall design of project and to identify funding gaps and resources needed (e.g., OCRA funding for demolition and cleanup, local TIF resources, etc.)</li> <li>KIRPC and QEP(s) will meet monthly to ensure required site access have been secured, individual projects are progressing, and the overall project schedule is met.</li> </ul> |
| <p><b><u>iii. Task/Activity Lead</u></b></p> <p>The QEP(s) will lead this task because they will be implementing the site assessment tasks.</p>   |
| <p><b><u>iv. Outputs</u></b></p> <p>Outputs include 1 QAPP and an anticipated 18 Phase I, HMA, and Phase II ESA reports.</p>  |
| <p><b>Task 4 – Cleanup Planning</b></p>   |
| <p><b><u>i. Project Implementation</u></b></p>  |

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- Cleanup/redevelopment planning as required by various state of Indiana programs for sites (priority and non-priority sites that are assessed using the grant) where redevelopment is imminent. Assessment of brownfields cleanup/redevelopment alternatives, evaluation of needed institutional and engineering controls, and preparation of cleanup and reuse plans.

**ii. Anticipated Schedule**

Cleanup planning for selected sites will continue throughout the performance period. Site status and Comfort Letters requests submitted to Indiana Brownfields Program for prospective purchasers/developers/owners. State Letters issued after state-determined waiting period.

**iii. Task/Activity Lead**

The QEP(s) will lead this task because they will be evaluating cleanup options and preparing the cleanup documentation.

**iv. Outputs**

Outputs include at least 4 cleanup planning documents.

**b. Cost Estimates:** Approximately 86% of the total budget will go directly to site assessment activities and none to direct administrative costs or indirect costs. No expenses will be incurred for equipment or fringe benefits. Costs are based on KIRPC's experience with the FY2015 Assessment Grant.

**Nonresponsive – confidential business information**

**c. Measuring Environmental Results** KIRPC has a strong history of compliance with financial and reporting requirements for state and federal grants. KIRPC will diligently track, measure and report outputs (e.g., the number of Phase I and Phase II assessments, cleanup plans, and meetings) and outcomes (e.g., acres of land assessed; land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged) in ACRES. The actual outputs will be compared to the estimated number of outputs listed in Section 3.a. KIRPC will document outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates, staff training, outreach/meetings) in quarterly reports. KIRPC will also evaluate the extent to which the outputs result in the protection of human health and the environment. KIRPC will evaluate the project progress semi-annually and, if goals are not being met, will meet with local stakeholders and the QEP to discuss the shortcomings and adjust the project approach.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **a. Programmatic Capability**

**(i) Organizational Structure:** KIRPC has been in operation for 47 years and has an experienced team well-versed at the implementation of state and federal grant programs (over \$100M) including the most recent FY2015 EPA Brownfields Grant. Their guiding principles are in their Comprehensive Economic Development Strategy (CEDS), a document that unifies the region and defines the regional strategy to improve and strengthen community and economic conditions and opportunities.

KIRPC's organizational structure will operate in the same manner as with the previous EPA Brownfields Assessment grant. KIRPC will execute the Cooperative Agreement (CA) and ensure compliance to the CA, as well as be responsible for financial tracking, outreach to stakeholders and liability management. Representatives (e.g., LEDOs; Section 2.b.i) from each of the member counties and TA stakeholders will provide input on site selection/prioritization, land assembly, and other regional economic impacts throughout the 3-performance period. Procurement of an environmental consultant, site selection, prioritization of sites and other key decisions to be made by KIRPC staff will be overseen and approved by the KIRPC Board (includes all TAs).

**(ii) Description of Key Staff:** Mr. Edwin Buswell, AICP, KIRPC's Executive Director, will be the project manager. Mr. Buswell has been with KIRPC since 1995 and has managed nearly \$50 million in federal and state grants on KIRPC's behalf. Ms. Emily Allbaugh, Community Development Planner for KIRPC will use her network of community contacts in the region to generate community outreach opportunities relating to brownfield assessment. Both Mr. Buswell and Ms. Allbaugh successfully managed KIRPC's FY2015 Assessment Grant. Ms. Lynette Carpenter, CPA, will provide financial tracking and documentation to meet grant reporting requirements. KIRPC's legal counsel Mr. Daniel Blaney will assist KIRPC, LEDOs and

## NARRATIVE/RANKING CRITERIA: FY 2021 KIRPC ASSESSMENT GRANT

potential developers with liability management issues, as well as assist in the site selection process, allocation of funds, and programmatic mechanisms for executing the grant project.

**(iii) Acquiring Additional Resources:** KIRPC has managed the procurement of contractors for multiple state and federal grant projects. The process complies with federal procurement regulations (40 CFR §31.36) and includes guidance to attract and utilize minority- and women-owned businesses, as possible. As the Grantee, KIRPC will use their established procurement process to retain a highly competent QEP to assist in managing and tracking the activities funded by the grant. The QEP will be experienced in all aspects of U.S. EPA Assessment Grant management and will have demonstrated extensive experience with, and understanding of, the Indiana Voluntary Cleanup Program (VCP) and U.S. EPA Assessment Grant programs, and will have managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

### **b. Past Performance and Accomplishments**

#### **(i) Has Previously Received an EPA Brownfields Grant**

**(1) Accomplishments:** KIRPC was the recipient of a FY2015 Brownfields Assessment Grant for hazardous substances (\$300K) and petroleum (\$200K). Outputs included a brownfields inventory, community outreach meetings, 20 Phase I ESAs, 10 Phase II ESAs, 2 Hazardous Materials Reports, 1 UST Closure Report, and 1 State Closure Letter. To date, KIRPC communities have leveraged over \$3.0M in private development and are tracking an additional \$30-40M in proposed development. Two success stories are presented below.

- The Sweetener Supply Company (SSC), a Midwest based manufacturer of food sweeteners, wanted to expand their operations into western Indiana along the I-65 corridor. KIRPC identified a vacant site in White County. Using assessment grant funding, the site was evaluated. As a result of the assessment, SSC purchased the site and has invested \$26M in capital improvements during construction of their 150K square foot state-of-the-art facility. The facility is expected to open in spring 2021 and will provide 35 full-time jobs to local residents.
- The blighted, vacant 16,000 square-foot train depot in downtown Remington (Newton County) was assessed using grant funding. As a result of the assessment, Remington acquired and leveraged \$450K in private investment to redevelop the site into a much-needed community meeting space. The town is now in the process of upgrading the surrounding streetscape through a \$600K grant from Indiana's Office of Community & Rural Affairs (OCRA) and \$1.0M in local tax increment financing (TIF).

**(2) Compliance with Grant Requirements:** The FY2015 assessment grant, which closed September 30, 2018, was managed in compliance with grant requirements. KIRPC developed a Work Plan and successfully executed the CA with the U.S. EPA. KIRPC conducted community engagement programs, complied with financial status reporting requirements, and successfully updated ACRES throughout the performance period and continues to update ACRES with cleanup, investment and redevelopment data as appropriate.

Of the \$500,000 in FY2015 assessment grant funding, \$2,820.81 (0.5% of the total budget) in the contractual budget was unspent at the end of the performance period. At the time of the grant completion, no other sites were identified for further assessment.

**ATTACHMENT**  
**THRESHOLD CRITERIA**

**FY2021 USEPA BROWNFIELDS  
HAZARDOUS SUBSTANCES AND  
PETROLEUM ASSESSMENT GRANT PROPOSAL**

**Kankakee-Iroquois Regional Planning Commission**

**RESPONSES TO THRESHOLD CRITERIA**

1. Applicant Eligibility: The Kankakee-Iroquois Regional Planning Commission (KIRPC), grantee for this assessment grant, is a Regional Council created under Indiana Code 36-7-7 (attached).
2. Community Involvement: KIRPC is supported by a 45-member board of directors. The board members consist of town and county elected officials, economic development professionals, and representatives from private businesses/nonprofits. All tasks and prioritization activities associated with the FY2015 EPA Brownfields Grant were shared with the board on a monthly basis which provided a unique opportunity for widespread outreach through board members across the region. KIRPC will continue this successful community input strategy and work with LEDOs, individual TA leadership, residents/property owners, community/citizens groups, community-based partners, and the lenders and developers conducting or supporting the actual work.

As with the FY2015 Assessment Grant, the plan to involve stakeholders will include three primary efforts: 1) KIRPC and the Jasper and Newton County LEDOs (Section 2.b.i) will **announce the Grant award** in press releases to local newspapers and in ads placed on local radio stations and local Public Access Television stations to reach residents at all education and access levels. The announcement will also be posted on KIRPC's website and social media (Facebook and Twitter) pages. Key community organizations (Section 2.b.i) will be given information to distribute and place on their websites. 2) KIRPC will host an **initial outreach and "kick-off" meeting** to acquaint LEDOs, key community organizations, environmental organizations, educational institutions, and the media with the grant project. KIRPC will ask stakeholders to identify additional brownfields they feel are impacting their health and welfare. These sites will be added to KIRPC's list of potential sites for funding. Meeting outcomes will be distributed through KIRPC and LEDO websites and community social media pages and a newsletter. 3) KIRPC will **continue communication with stakeholders**. Additional public meetings and presentations will be coordinated by KIRPC and applicable LEDOs as requested by community organizations. At the close of the project, KIRPC will hold a final public meeting to share project outcomes. Presentation materials and minutes will be archived and placed on the KIRPC's website and social media pages. Social media, community websites and newsletters will be used to reach out to and gather input from the general public.

Due to the COVID-19 Pandemic, KIRPC has been conducting all meetings through online meeting platforms and/or conference calls since Spring 2020. During conduct of the grant program, KIRPC will continue to conduct meetings remotely if similar precautions are required. As described above, regardless of how meetings are conducted, meeting outcomes will be distributed through such means as posting on websites and social media pages, distribution of newsletters, and distribution of press releases.

3. Expenditure of Assessment Grant Funds: KIRPC does not have an active EPA Brownfields Assessment Grant.

**IC 36-7-7****Chapter 7. Regional Planning Commissions**

|            |   |
|------------|---|
| 36 7 7 1   | Application of chapter  |
| 36 7 7 2   | Establishment; inapplicability of certain tax   |
| 36 7 7 3   | Counties transferring membership between commissions or joining existing commissions; procedure |
| 36 7 7 4   | Members; appointment; compensation; certification; vacancies                                    |
| 36 7 7 4.1 | Repealed  |
| 36 7 7 5   | Officers; meetings; notice; rules; record of proceedings; quorum                                |
| 36 7 7 6   | Executive board   |
| 36 7 7 7   | Powers and duties   |
| 36 7 7 8   | Agreements with other states  |
| 36 7 7 9   | Objections to program; petition   |
| 36 7 7 10  | Subregional committees  |
| 36 7 7 11  | Executive director; powers and duties   |
| 36 7 7 12  | Annual appropriation budget; tax levy; use of funds   |
| 36 7 7 13  | Economic development districts; definition; payments by counties; use of funds                  |

**IC 36-7-7-1****Application of chapter**

Sec. 1. This chapter applies to any area consisting of two (2) or more counties (referred to as a "region" in this chapter).

[Pre Local Government Recodification Citation: 18 7 1.1 3(f).]

*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-2****Establishment; inapplicability of certain tax**

Sec. 2. (a) The legislative bodies of all the counties in a region may, by concurrent resolutions, request the establishment of a regional planning commission (referred to as a "commission" in this chapter). Official copies of the resolutions must be forwarded to the governor, who shall then appoint himself or herself, or a member of the governor's staff to immediately notify the other members of the commission and to act as temporary chair for the election of officers. The commission shall, by resolution, designate a name for itself that reflects the commission's role and function and that may include the words "Regional Planning Commission".

(b) This subsection applies to each commission established after July 1, 1978. A county participating in a commission is not subject to the tax imposed under section 12 of this chapter, unless all the concurrent resolutions establishing the commission accept the application of the tax.

[Pre Local Government Recodification Citations: 18 7 1.1 2; 18 7 1.1 3(b).]

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.144 1992, SEC.1; P.L.127 2017, SEC.177.*

**IC 36-7-7-3****Counties transferring membership between commissions or joining existing commissions; procedure**

Sec. 3. (a) A county may request a change in its participation from one (1) commission to another, or request to join a commission if it is not participating, under subsection (b).

(b) The legislative body of the county must, by resolution, request the inclusion of the county in the commission. The county auditor shall transmit a copy of the resolution to the governor, the chair of the commission, and, if applicable, the chair of the commission that the county is requesting to leave.

(c) The commission to be joined may consider a request under subsection (b). It may, by a majority vote of all its members, adopt a resolution including the requesting county in the commission.

(d) Whenever a resolution is adopted under subsection (c), the chair of the commission shall call a meeting to organize the enlarged commission. The chair shall call to this meeting

all members of the commission plus:

- (1) if the new county is changing its participation from one (1) commission to another, the persons from that county who served on the commission that the county is leaving; or
- (2) if the new county has not been participating, a representative of the executive of that county.

[Pre Local Government Recodification Citation: 18 7 1.1 2.5.]

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.127 2017, SEC.178.*

**IC 36-7-7-4                    Members; appointment; compensation; certification; vacancies**

Sec. 4. (a) The following members of the commission shall be appointed from each county in the region:

- (1) A representative of the county executive who may be either a member of the executive or a person appointed by it.
- (2) A representative of the county fiscal body who must be a member of the fiscal body.

(b) The following members of the commission shall be appointed from each county in the region having a population of more than fifty thousand (50,000):

- (1) The county surveyor or a person appointed by the surveyor.
- (2) Two (2) persons appointed by the executive of each municipality having a population of more than fifty thousand (50,000).
- (3) One (1) person appointed by the executive of each of the seven (7) largest municipalities having a population of less than fifty thousand (50,000). If there are fewer than seven (7) municipalities, enough additional persons appointed by the county executive to bring the total appointed under this subdivision to seven (7).

(c) The following members of the commission shall be appointed from each county in the region having a population of less than fifty thousand (50,000):

- (1) One (1) person appointed by the executive of each of the five (5) largest municipalities or of each municipality if there are fewer than five (5).
- (2) If there are fewer than five (5) municipalities, enough additional persons appointed by the county executive to bring the total appointed under this subsection to five (5).

(d) One (1) voting member of the commission shall be appointed by the governor.

(e) At least two-thirds (2/3) of the commission members must be elected officials. All persons appointed to the commission must be:

- (1) knowledgeable in matters of physical, social, or economic development of the region; and
- (2) residents of the municipality, county, or region that they represent.

A member of the commission may also serve as a member of a plan commission in the region.

(f) Members of the commission shall serve without salary but may be reimbursed for expenses incurred in the performance of their duties.

(g) The respective appointing authorities shall certify their appointments, and the certification shall be retained as a part of the records of the commission.

(h) If a vacancy occurs by resignation or otherwise, the respective appointing authority shall appoint a member for the unexpired term. Members shall be certified annually, and their terms expire on December 31 of each year.

[Pre Local Government Recodification Citation: 18 7 1.1 4(a), (b), (c).]

*As added by Acts 1981, P.L.309, SEC.26. Amended by Acts 1981, P.L.310, SEC.63; P.L.144 1992, SEC.2; P.L.168 1994, SEC.1; P.L.165 2003, SEC.4.*

**IC 36-7-7-4.1                Repealed**

*As added by P.L.144 1992, SEC.3. Repealed by P.L.165 2003, SEC.7.*

**IC 36-7-7-5                    Officers; meetings; notice; rules; record of proceedings;**

### **quorum**

Sec. 5. (a) At its first regular meeting in each year the commission shall elect from its members a chair, vice chair, secretary, and a treasurer, not more than two (2) of whom may be from the same county. If the region is divided into subregions under section 10 of this chapter, there must be at least one (1) officer from each subregion. The vice chair may act as chair during the absence or disability of the chair.

(b) The commission shall fix the time and place for holding regular meetings, but it shall meet at least quarterly and at such other times as may be established by the commission or the executive board. Special meetings of the commission may be called by the chair or by five (5) members of the commission upon written request to the secretary. The secretary shall send to all the members at least forty-eight (48) hours in advance of a special meeting a written notice fixing the time and place of the meeting. Written notice of a special meeting is not required if the time of the special meeting has been fixed in a regular meeting, or if all the members are present at the special meeting. Notice of any meeting may be waived by a member by a written waiver filed with the secretary.

(c) The commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which is a public record.

(d) A majority of members constitutes a quorum. An action of the commission is official, however, only if it is authorized by a majority of the commission at a regular or properly called special meeting with at least one (1) member from each county in the region present.

[Pre Local Government Recodification Citations: 18 7 1.1 4(d), (f), (g), (h); 18 7 1.1 5(d).]

*As added by Acts 1981, P.L.309, SEC.26. Amended by Acts 1981, P.L.310, SEC.64; P.L.127 2017, SEC.179.*

### **IC 36-7-7-6 Executive board**

Sec. 6. (a) The commission shall elect from among its members an executive board consisting of:

- (1) the four (4) officers of the commission;
- (2) one (1) member of the commission from each county in the region;
- (3) one (1) additional member of the commission from each county in the region having a population of more than fifty thousand (50,000); and
- (4) the nonvoting member of the commission appointed by the governor.

All members shall be elected by a vote of the full membership of the commission.

(b) If a vacancy occurs in the executive board a successor shall be elected from among the members in the same manner as the member whose position has been vacated.

(c) The executive board shall conduct the business of the commission, except for:

- (1) the adoption and amendment of bylaws, rules, and procedures for the operation of the commission;
- (2) the election of officers and members of the executive board as provided in this chapter; and
- (3) the adoption of the annual appropriation budget after review by the executive board.

(d) The executive board shall meet regularly at least once each month, unless otherwise determined by its members. The executive board shall notify the full membership of the commission of all its meetings with copies of its preliminary or final agendas and shall report all its actions and determinations to the full membership of the commission.

(e) A majority of members constitutes a quorum. An action of the executive board is official, however, only if it is authorized by a majority of the board at a regular or properly called special meeting. Any action of the executive board shall be reviewed at the next regular meeting of the commission following the executive board's action, and upon the written request of a member of the commission, the action shall be brought to a vote of the full commission.

[Pre Local Government Recodification Citation: 18 7 1.1 4(e), (h), (i).]

*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-7 Powers and duties**

Sec. 7. (a) The commission shall institute and maintain a comprehensive policy planning and programming and coordinative management process for the region. It shall coordinate its activities with all units in the region and shall coordinate the planning programs of all units and the state. Except when a commission exercises powers under subsection (j), the commission shall act in an advisory capacity only.

(b) The commission may provide technical assistance to any unit in the region that requests it. This technical assistance includes the provision of skills and knowledge for planning, developing, administering, improving, and securing:

- (1) public and private grants-in-aid;
- (2) cooperative arrangements between governments; and
- (3) the performance of governmental powers and duties.

(c) The commission may divide its jurisdiction into subregions under section 10 of this chapter for purposes appropriate to the study, analysis, or coordination of specific problems or concerns. The commission may conduct all necessary studies for the accomplishment of its duties. It may publicize and advertise its purposes, objectives, and findings and may distribute reports on them. It may provide recommendations when requested to the participating units and to other public and private agencies in matters relative to its functions and objectives and may act when requested as a coordinating agency for programs and activities of such agencies as they relate to its objectives. The commission may not implement, enter into an agreement for, or propose a program that includes interstate wastewater management or disposal.

(d) The commission may adopt by resolution any regional comprehensive or functional plan, program, or policy as its official recommendation for the development of the region, subject to the power of a county to exempt itself under section 9 of this chapter. The commission shall make an annual report of its activities to the legislative bodies of the counties and municipalities in the region.

(e) The commission may receive grants from federal, state, or local governmental entities or from individuals or foundations, and may enter into agreements or contracts regarding the acceptance or use of those grants and appropriations for the purpose of carrying out any of the activities of the commission. A county or municipality may, from time to time upon the request of the commission, assign or detail to the commission any employees to make special surveys or studies requested by the commission.

(f) For the sole purpose of providing adequate public services, the commission may acquire by grant, gift, purchase, lease, devise, or otherwise and hold, use, improve, maintain, operate, own, manage, or lease (as lessor or lessee) such real or personal property as the commission considers necessary for that purpose. The commission may apply for, receive, and expend grants, loans, or any other form of financial assistance available under any federal grant program.

(g) The commission may enter into coordinative arrangements with any adjacent county or municipality in Indiana or an adjoining state, or with an overlapping multicounty or interstate planning or development agency, state agency, or federal agency, as are appropriate to the achievement of its objectives or to address a common issue. However, the commission may not delegate any of its powers or duties.

(h) The commission may appoint advisory committees to assist in the achievement of its objectives. Members of advisory committees are not entitled to compensation for their services but may be reimbursed for expenses incurred in the performance of their duties.

(i) The commission shall act as the designated review agency and as the clearinghouse as described in federal Office of Management and Budget Circular A-95.

(j) The commission may provide administrative, management, or technical services to a unit that requests the services. The unit and the commission may enter into a contract concerning the commission's provision of administrative, management, or technical services and the cost to the unit for the services.

[Pre Local Government Recodification Citations: 18 7 1.1 3(h); 18 7 1.1 5 part; 18 7 1.2 1.]  
*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.145 1992, SEC.1.*

**IC 36-7-7-8                      Agreements with other states**

Sec. 8. Counties in the region may enter into agreements with other states, but these agreements do not affect other counties, subregions, or the region. One subregion may also contract with other subregions for services or programs.

[Pre Local Government Recodification Citation: 18 7 1.1 5(h).]  
*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-9                      Objections to program; petition**

Sec. 9. Whenever the commission receives a petition signed by a majority of the commission members representing a county affected by a particular program, objecting to the establishment of the program within that county, the commission may not implement the program in that county.

[Pre Local Government Recodification Citation: 18 7 1.1 5(i).]  
*As added by Acts 1981, P.L.309, SEC.26.*

**IC 36-7-7-10                      Subregional committees**

Sec. 10. (a) A commission may organize into not more than two (2) subregions and provide for the organization of two (2) subregional planning committees, and for meetings and rules of procedure of those committees. These rules of procedure shall be adopted as a part of the rules and bylaws of the commission.

(b) The actions of each subregional committee shall be referred to the other for review. The executive director and staff of the commission shall serve both subregional committees. Each subregional committee shall consider problems that do not directly affect the other subregion. Each subregional committee may hold meetings and elect a chair and secretary from among its own members.

[Pre Local Government Recodification Citation: 18 7 1.1 8.]  
*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.127 2017, SEC.180.*

**IC 36-7-7-11                      Executive director; powers and duties**

Sec. 11. (a) The commission shall appoint an executive director who shall serve at the pleasure of the commission as reviewed and recommended by the executive board. The executive director must be qualified by training and experience in the management of public agencies and knowledgeable in planning.

(b) The executive director is the chief administrative officer and regular technical advisor of the commission. Subject to supervision by the commission, the executive director:

- (1) shall execute the commission functions;
- (2) shall appoint and remove the staff of the commission;
- (3) shall submit to the commission annually, or more often if required, a status report on the operation of the agency;
- (4) may, with the approval of the executive board, execute contracts, leases, or agreements on behalf of the commission with other persons;
- (5) is entitled, upon the executive director's written request, to be given access by all governmental agencies to all studies, reports, surveys, records, and other information and material in their possession that are required by the executive director for the accomplishment of the activities and objectives of the commission;
- (6) shall propose annually a budget for the operation of the commission and administer the budget as approved by the commission;
- (7) shall keep the records and care for and preserve all papers and documents of the commission; and
- (8) shall perform other duties and may exercise other powers that the commission or

the executive board delegates to the executive director.

[Pre Local Government Recodification Citation: 18 7 1.1 6.]

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.127 2017, SEC.181.*

**IC 36-7-7-12                      Annual appropriation budget; tax levy; use of funds**

Sec. 12. (a) The commission shall prepare and adopt an annual appropriation budget for its operation, which shall be apportioned to each participating county on a pro rata per capita basis. After adoption, any amount that does not exceed an amount for each participating county equal to thirty cents (\$0.30) per capita shall be certified to the respective county auditor who shall advertise the amount and establish the rate in the same manner as other county budgets. Any amount of the adopted budget that exceeds an amount equal to thirty cents (\$0.30) per capita for each participating county is subject to review by the county fiscal body in the usual manner of budget review. The tax so levied and certified shall be estimated and entered upon the tax duplicates by the county auditor and shall be collected and enforced by the county treasurer in the same manner as other county taxes are estimated, entered, collected, and enforced. The tax, as collected by the county treasurer, shall be transferred to the commission.

(b) In fixing and determining the amount of the necessary levy for the purpose provided in this section, the commission shall take into consideration the amount of revenue, if any, to be derived from the federal grants, contractual services, and miscellaneous revenues above the amount of those revenues considered necessary to be applied upon or reserved upon the operation, maintenance, and administrative expenses for working capital throughout the year.

(c) After approval no sums may be expended except as budgeted unless the commission authorizes their expenditure. Before the expenditure of sums appropriated as provided in this section, a claim must be filed and processed as other claims for allowance or disallowance, for payment as provided by law.

(d) Any two (2) of the following officers may allow claims:

- (1) Chair.
- (2) Vice chair.
- (3) Secretary.
- (4) Treasurer.

The treasurer of the commission may receive, disburse, and otherwise handle funds of the commission subject to applicable statutes and procedures established by the commission.

(e) The commission shall act as a board of finance under the statutes relating to the deposit of public funds by political subdivisions.

(f) Any appropriated money remaining unexpended or unencumbered at the end of the year becomes part of a nonreverting cumulative fund to be held in the name of the commission. Unbudgeted expenditures from this fund may be authorized by vote of the commission and upon other approval as required by statute. The commission is responsible for the safekeeping and deposit of such sums, and the state board of accounts shall prescribe the methods and forms for keeping the accounts, records, and books to be used by the commission. The books, records, and accounts of the commission shall be periodically audited by the state board of accounts, and these audits shall be paid for as provided by statute.

[Pre Local Government Recodification Citation: 18 7 1.1 7.]

*As added by Acts 1981, P.L.309, SEC.26. Amended by P.L.144 1992, SEC.4; P.L.165 2003, SEC.5; P.L.127 2017, SEC.182.*

**IC 36-7-7-13                      Economic development districts; definition; payments by counties; use of funds**

Sec. 13. (a) An economic development district is a group of adjacent counties that:

- (1) contains at least two (2) redevelopment counties;
- (2) includes an economic development growth center; and

(3) has been officially designated as an economic development district by the federal government under Title 42, U.S.C. section 3171, on the recommendation of the state.

(b) Counties may make payments to officially designated economic development districts. The board of directors of the economic development district shall determine the amount of the payments, which may be based on the assessed valuation or the population of each county, and the method of making the payments, subject to appropriations by the fiscal bodies of the counties comprising the economic development district.

(c) The economic development district may receive and expend all sums appropriated or granted to it for purposes and activities authorized by law, and shall deposit these sums in its own name and follow all accounting, bonding, and auditing procedures required by law.

(d) The economic development district is responsible for the administration, safekeeping, and deposit of any monies appropriated or granted to it, and may delegate all or part of that responsibility to a designated financial officer.

(e) The economic development district may receive grants from federal, state, or local governments for the purpose of carrying out any of the planning and development activities of the district.

(f) Any sums appropriated to an economic development district that remain uncommitted at the end of the budget year revert on a pro rata basis to the general funds of the counties comprising the district.

[Pre Local Government Recodification Citations: 18 7 17 1; 18 7 17 2.]

*As added by Acts 1981, P.L.309, SEC.26.*

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/23/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name: Kankakee-Iroquois Regional Planning Commission

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-1315598

\* c. Organizational DUNS:

1713844440000

### d. Address:

\* Street1:

P.O. Box 127

Street2:

\* City:

Monon

County/Parish:

\* State:

IN: Indiana

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

47959-0127

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Edwin

Middle Name:

\* Last Name:

Buswell

Suffix:

AICP

Title: Executive Director

Organizational Affiliation:

KIRPC

\* Telephone Number:

2192536658

Fax Number:

\* Email: elb@kirpc.net

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

### CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

### \* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY 2021 KIRPC EPA Brownfields Community-Wide Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="300,000.00"/> |
| * b. Applicant      | <input type="text" value="0.00"/>       |
| * c. State          | <input type="text" value="0.00"/>       |
| * d. Local          | <input type="text" value="0.00"/>       |
| * e. Other          | <input type="text" value="0.00"/>       |
| * f. Program Income | <input type="text" value="0.00"/>       |
| * g. TOTAL          | <input type="text" value="300,000.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: